BOOK 9360 PAGE 690

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 34912)
Dav. Co. File: Box 8

PERCY W. WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 187500.00

Elizabeth B. McGowin
Affiant

Sworn and subscribed before me this 4th day of April, 1994.

Notary Public

My Comm. Expires:

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
Elizabeth B. McGowin 2109 32nd Avenue, South Nashville, TN 37212	Countrywide Funding Corporation 155 North Lake Ave. Pasadena, California 91109	104-10-0 265.00 26W 09833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven A. Tidwell, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth B. McGowin, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4B on the Zone Lot Division of the First Revision of Westview of record in Book 5200, page 743, Register's Office for Davidson County, Tennessee, and being the northerly unit of Lot No. 4 on the Plan of Westview of record in Book 5800, page 393, said Register's Office.

SAID Lot No. 4B fronts 22.29 feet on the westerly margin of 32nd Avenue, South and extends back 204.28 feet on the southerly line and 215.35 feet on the northerly line to a dead line in the rear, measuring 24.87 feet thereon.

BEING the same property conveyed to Steven A. Tidwell, a single person, by deed from G. Scott Rayson and wife, Caroline Phalen Rayson, of record in Book 8652, page 211, said Register's Office.

SUBJECT to restrictive covenants contained in instrument of record in Book 1914, page 528; Book 1759, page 605; Book 6271, page 385; Book 6271, page 402, as amended in Book 7046, page 560, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

9581 04/05 0101 03CHECK 702.75

This is improved property, known as: 2109 32nd Avenue, South, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of April, 1994.

Steven A. Tidwell

94 APR -5 AM 9:

IDENTIF. & REFERENCE 34972

State of Tennessee
County of Davidson

On this 4th day of April, 1994, before me the undersigned authority, personally appeared **Steven A. Tidwell**, to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY W. WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires: _____

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

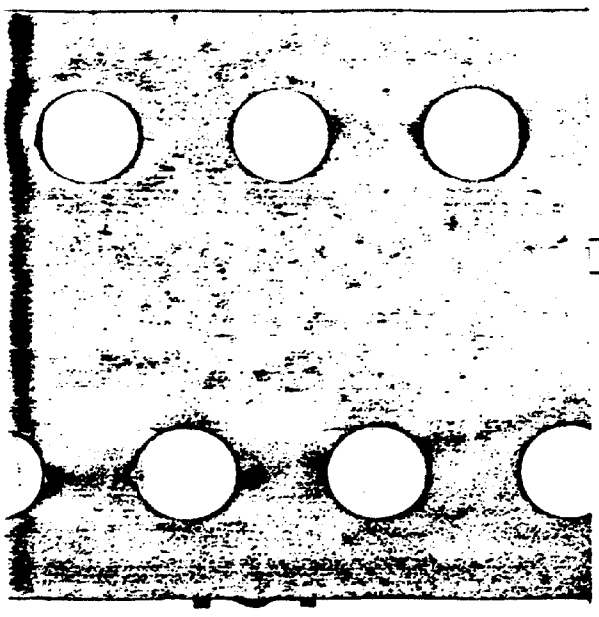
BOOK 9300 PAGE 691

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 187500.00
CON TX 693.75
PRFEE 1.00
WDEED 8.00
TOTAL 702.75
CHECK 702.75

04/05/94 01 10:00 0001 9581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34972
IDENTIF. ↑ REFERENCE

94 APR -5 AM 9:59

REGISTER
DAVIDSON COUNTY, TN.

No. 774835